

Frank Harris & Co.



Pear Tree Street, Clerkenwell, EC1V

£975,000

A larger than average two bedroom Clerkenwell apartment, with an open plan reception/ kitchen in excess of 40ft. The apartment is located on the second floor (with lift) and the accommodation comprises, generous entrance hall with storage cupboards, dual aspect reception room/ kitchen with balcony, master bedroom with fitted wardrobes and en-suite shower room, good size second bedroom and separate bathroom.



Pietra Lara is a boutique development in a quiet part of Clerkenwell that is Pear Tree Street. The design of the building benefits from architectural details such as Lava Rock in the entrance foyer, Pietra Lara, comes from the beautiful Limestone flooring used consistently within the building.

Pear Tree Street is just a short walk from central Clerkenwell with its Michelin Star restaurants, Gastropubs, hip cafes and bars.

Clerkenwell first became a fashionable place to live in the 17th century as a destination where Londoners enjoyed tea gardens, theatres and spas: you can still see part of Clerks' Well after which Clerkenwell was originally named on Farringdon Lane.

The area later became famous as a centre for clock and watchmaking alongside the jewellers and goldsmiths of Hatton Garden and numerous architecture practices.

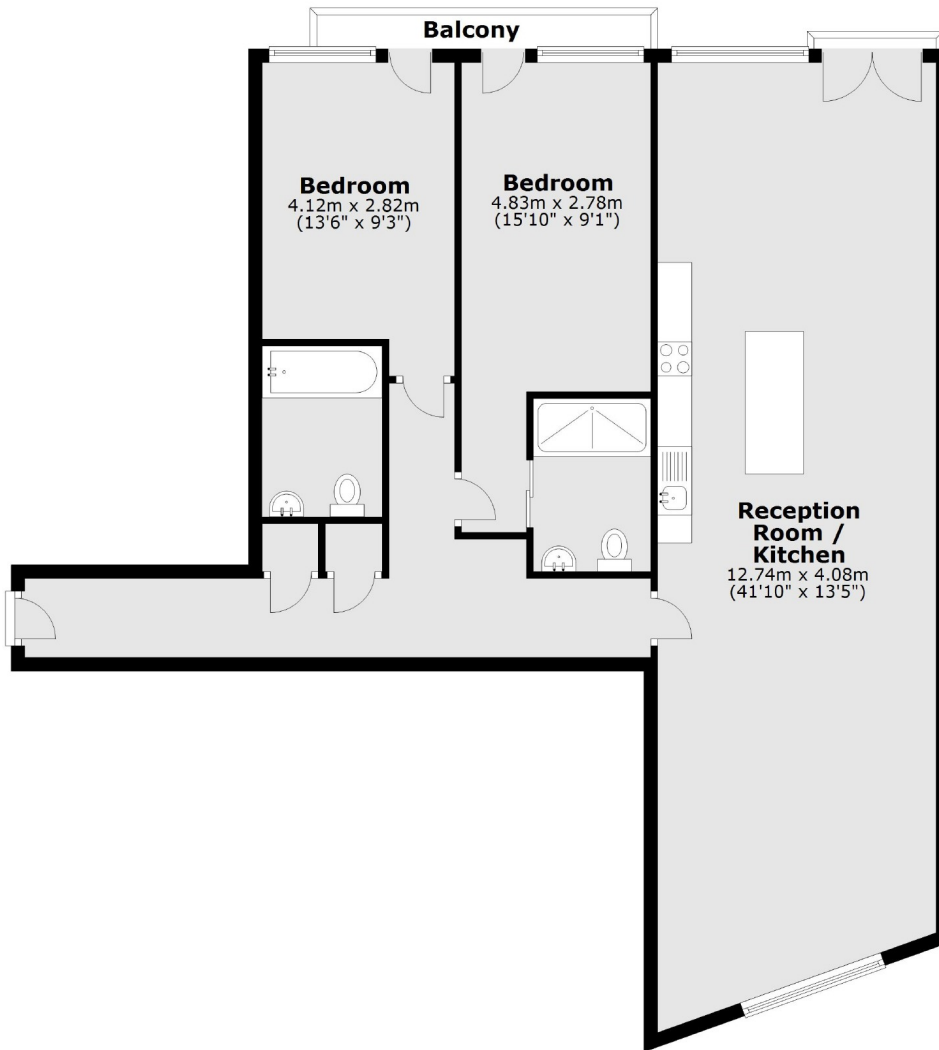
Local transport links are superb with both Barbican and Farringdon Stations a short walk away offering easy and quick access to the City's financial district as well as London's West End. Farringdon Station offers access to the Elizabeth Line, Hammersmith and City, Circle, Metropolitan and Thameslink.

- Two bedrooms • Long lease • In excess of 1100 sqft •
 - Dual aspect • Clerkenwell location • No onward chain •
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Second Floor



Total area: approx. 109.6 sq. metres (1180.0 sq. feet)

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Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

